

Chippewa County Land Conservation
Committee Meeting
November 7, 2007

The meeting was called to order by the Vice-Chair, D. Boettcher, at 7:45 a.m. Members present were D. Boettcher, J. Dahl, M. Holte, P. Licht, and L. Willkom.

Members absent were L. Marquardt and P. Michels.

Agency staff present at times throughout the meeting were W. Reynolds (Administrator), J. Sazama (Assistant Corporation Counsel), M. Dahlby, D. Masterpole, and J. Schemenauer - Recorder (LCD).

D. Masterpole explained that the special meeting of the Land Conservation Committee had been scheduled to seek authorization necessary to complete the Kemper's Woods project.

He reported that:

1. All grants and funding for the project had been secured.
2. All requirements for conducting the business transaction had been met.
3. A portion of the Lyberg property has been donated to connect Kemper's Woods to other public lands lying south of the property (formerly Greening, Cherrier, Lyberg).
4. The Committee was now in a position to seek County board authorization to complete the acquisition:

Item #1 -Consider Resolution Authorizing Completion of the Kemper's Woods Project Transactions and Associated Property Ownership and Public Access Via the Lyberg and Melville Properties.

J. Sazama (Assistant Corporation Counsel), distributed and the Committee reviewed a resolution titled: Resolution to Complete the Acquisition of Kemper Woods. The resolution resolves that:

1. The County Board of Supervisors approves the acquisition of Kemper's Woods, and
2. Authorizes the Corporation Counsel to prepare and the County Administrator and County Clerk to execute any and all documents necessary to complete the necessary transactions.

J. Sazama summarized the supporting facts and premises of the resolution.

There was general discussion. Discussion focused on the funding sources and the general steps that must be followed to close the real estate transaction.

Motion to approve the resolution, as presented: Holte/Dahl. Motion carried.

J. Sazama distributed and the Committee reviewed a resolution titled: Resolution to Accept Donation of Real Estate and Exchange of Real Estate to Provide Access to Kemper Woods. The resolution resolves that:

1. The County Board of Supervisors accepts the donation of real estate from Eugene F. Lyberg and Joyce M. Lyberg, and approves the exchange of real estate between James Melville and Nicole Melville and the County, and
2. The Corporation Counsel be authorized to prepare, and the County Administrator and County Clerk be authorized to execute the documents necessary to complete the transactions.

J. Sazama summarized the supporting facts and premises of the resolution.

Motion to approve the resolution, as presented: Willkom/Licht. Motion carried.

M. Dahlby distributed and the Committee reviewed a memorandum from M. Dahlby (LCD) to C. Gienapp (Community Foundation), D. Masterpole (LCD), A. Sazama (Chippewa County Land Conservancy, Inc.), and J. Sazama (Assistant Corporation Counsel), (11/6/07). The correspondence outlines in detail the steps to complete the business transaction of Kemper's Woods, and the source of public and private funds used to complete the transaction:

1. Final steps to complete the transaction are planned as follows:
 - 11/14/07 - Chippewa County will assign it's "Option to Purchase" to the Chippewa County Land Conservancy, Inc. under the condition that the Conservancy deed the land to the County upon taking ownership.
 - 11/14/07 - Chippewa County Land Conservancy, Inc. will enter into a land contract with the Kemper Family. The land contract will specify that the purchase price will be paid in two installments. (First installment payable upon execution of land contract - \$152,000. Second installment due between 1/1/08 and 1/4/08 - \$160,000.)
2. The source of funds necessary to complete the project are as follows:

<u>Amount</u>	<u>Description of Source</u>
\$ 8,000.00	County Payment for Option to Purchase (Credit towards purchase).
\$ 92,000.00	County Payment from Arrowhead-Weston Mitigation Funds.
\$128,000.00	WDNR Knowles-Nelson Stewardship Grant to Chippewa County Land Conservancy, Inc.
\$ 83,955.00	Private Contributions from Community.
<u>\$ 8,045.00</u>	Kemper Family Contribution
\$320,000.00	PURCHASE PRICE

There was general discussion. Discussion focused on the personal commitments and community contributions which have been made by the Kemper, Lyberg, and Melville families to complete this project.

Item #2 - Committee Communication.

There was no other committee communication.

Item #7 - Public Wishing to be Heard.

There was no public wishing to be heard.

Motion to adjourn: Willkom/Licht. Motion carried.

The meeting was adjourned at approximately 8:10 a.m.